VILLAGE AT AUTUMN LAKE REPLAT NO. 1

LOT 641, VILLAGE AT AUTUMN LAKE REPLAT, AS RECORDED IN VOLUME 60-045A OF PLATS, ON PAGES 230-249 AS DOCUMENT NUMBER 5201276, DANE COUNTY REGISTRY, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 26, T8N, R10E, CITY OF MADISON, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742 do hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin State Statutes and the Subdivision Regulations of the City of Madison, and under the direction of the owners listed below, I have surveyed, divided and mapped "Village at Autumn Lake Replat No. 1" and that such plat correctly represents all the exterior boundaries and the subdivision of the land surveyed as is described as follows:

Lot 641, Village at Autumn Lake Replat, recorded in Volume 60-045A of Plats on pages 230-249 as Document Number 5201276, Dane County Registry, located in the SW1/4 of the SW1/4 of Section 26, T8N, R10E, City of Madison, Dane County, Wisconsin Containing 32,510 square feet (0.746 acres).

Dated this 10th day of May, 2016.

Brett T. Stoffregan, Professional Land Surveyor, S-2742

WISCONSIN
BRETT T. STOFFREGAN
S-2742
MADISON, WISCONSIN
LAND SURVEYOR

NOTES

1. This Plat is subject to the following recorded instruments:

   A. Declaration of Conditions and Covenants recorded as Doc. Nos. 4195254, 4195255, 4209500, 4209501 and 5217504.
   B. Terms and rights set forth in Special Warranty Deed recorded as Doc. No. 4897659.

2. All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 5 feet in width measured from the property line to the interior of each lot except that the easements shall be 12 feet in width on the perimeter of the plat. EXCEPT where shown otherwise on the face of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of five (5) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.

   The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

   NOTE: In the event of a City of Madison Plan Commission and/or Common Council approved re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

3. Subsoil information indicates that basements of structures within the plat may encounter bedrock. The sub-surface conditions report, dated March 8, 2001 and August 21, 2001, is on file with the City Engineer.

4. The City will not install lighting in the alley, but the developer or property owners may request the City to approve a private light(s) in the alley right-of-way. Such private light(s) to be operated and maintained by the private interests.

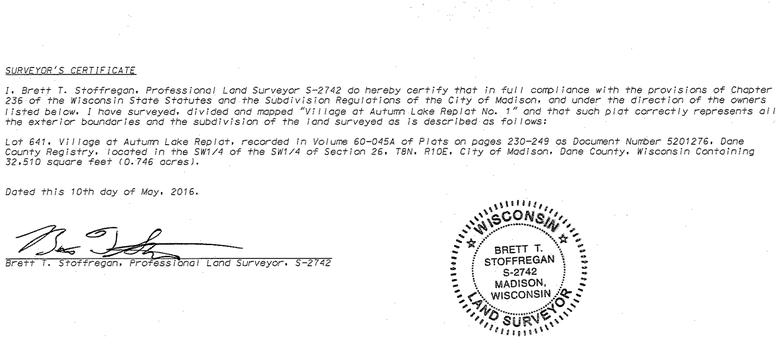
5. Lots within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued.

6. There shall be no vehicular access to Lien Road from the lots of this plat.

7. A 40 foot building setback is required along Lien Road. The City Engineer may reduce the building setback to 30 feet if a noise analysis is completed using traffic volumes at full build-out, and the City Engineer determines the noise values are acceptable at the 30 foot distance.

8. The alley on Outlot 66 shall be privately maintained by the owners of Lots 1087-1095. The City of Madison will not repair or reconstruct this alley and public refuse collection shall not occur on the private alley.

9. Distances shown along curves are chord lengths.



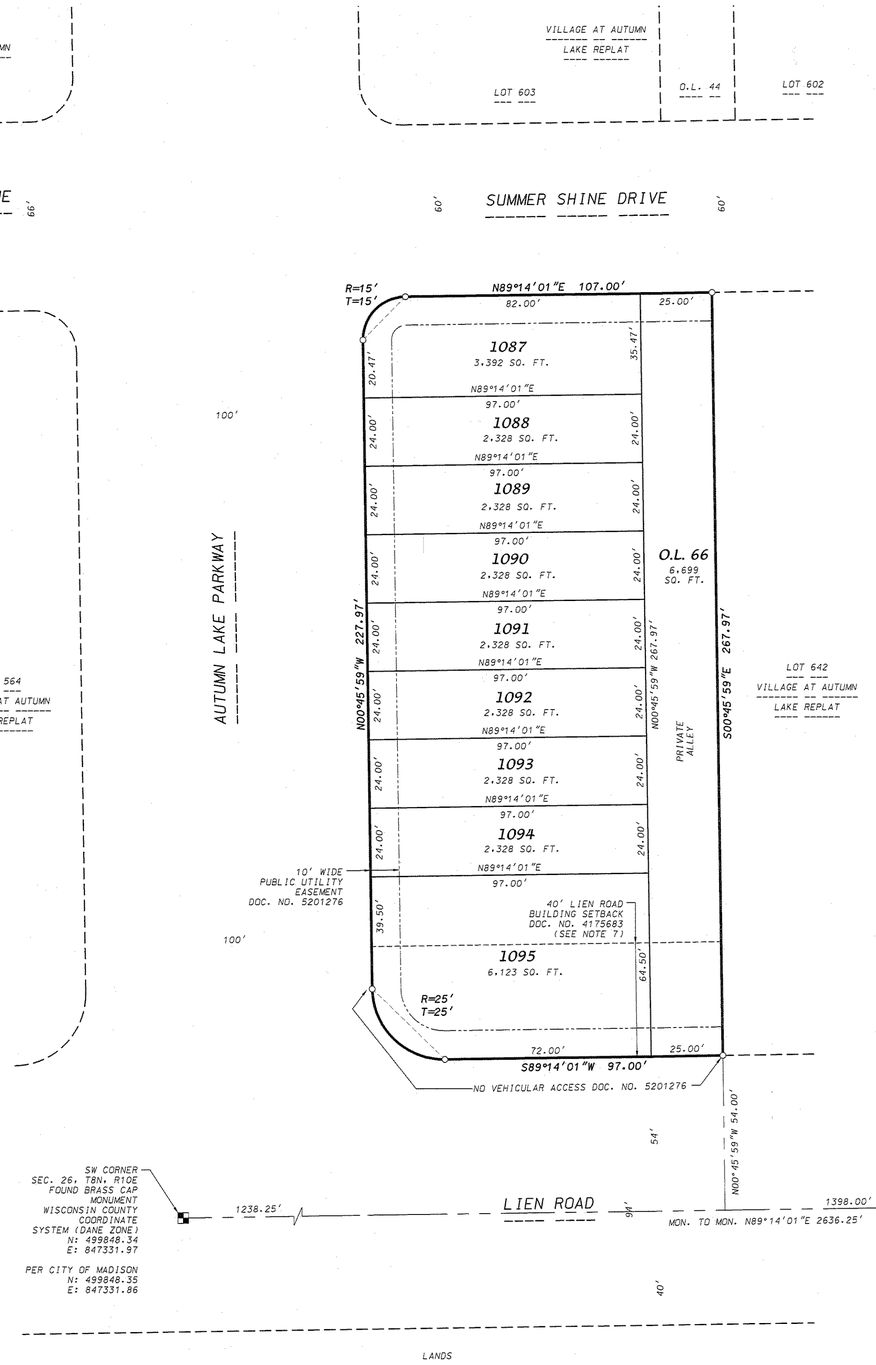
1. Easement is 12 feet on perimeter of the plat.
2. Easements are not required on lines that shared with streets or greenways.

PUBLIC DRAINAGE EASEMENT DETAIL
Not to Scale - See note 2

LOCATION MAP
NOT TO SCALE

LEGEND

○ Placed 1-1/4" x 18" solid round iron rebar stake, weighing 4.30 lbs/ft. All other lot and outlot corners are marked with 3/4"x 18" solid round iron rebar stakes, weighing 1.50 lbs/ft.



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26,T8N,R10E WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE) BEARING N89°14'01"E

Received: 05/09/2016
CPA
27502
0051

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

FN:16-07-103